

NORTH BAY REDEVELOPMENT
PROJECT AREA COMMITTEE
Minutes of Meeting
March 1, 2006

The meeting was called to order at 7:35 AM by Chair Joe Mannino. Proceedings ensued as follows:

1. ROLL CALL / PRELIMINARY MATTERS

Members present included: Alexander, Briggs, Clifford, Coker, Cole, Dugas, Durgan, Kanters (teleconference), Knapp, Mannino, Pursel, Sands, Seman, Stegner, and Valentine.

2. MINUTES OF PREVIOUS MEETINGS

The PAC was given time to review the minutes.

Motion: Dale Pursel moved, Clifford seconded, to approve the February 8, 2006 PAC minutes as amended. Amendments included a capitalization error and to record the attendance of Ms. Coker. Vote: **The PAC voted 14-0-0 to approve the minutes**

3. COMMUNICATIONS AND PUBLIC COMMENT

A - Public Comment

- District 2 Council Representative Geoff Lipsey introduced Council Representative Matt Awbrey. Matt Awbrey will work with Mr. Lipsey in being the Council Liaison representing the North Bay Redevelopment Project Area. Representative Lipsey also mentioned that their office is current reviewing the newspaper box ordinance. If members have input, they can contact Geoff at 619-236-7025.

B - Update from City Staff

- Carol Leone, City Attorney's Office presented information on PAC Members responsibilities based on the Conflict of Interests Codes including the Political Reformed Act for Public Officials, Government Code 1090, and the Council Policy Code of Ethics. Part of PAC Members responsibilities is to submit CA Form 700. She also discussed Brown Act issues related to ad-hoc and other community type events. PAC Members with specific questions can call her to discuss. Carol Leone can be reached at 619-533-5800.
- Ms. Gates announced that Stella is moving forward to the Agency Board in late March. A community clean-up was completed this past weekend on Washington Street. Councilmember Faulconer attended the event. Mr. Lipsey also mentioned that he has received calls concerning the amount of litter behind Walgreen's and Kemper Street.

4. DISCUSSION ITEMS

- A- Candidates for PAC Vacancies –Two individuals have expressed interest in the open Business/Property Owner – At Large seat. They are Robert (Bob) Conley and Sherri Ponyadon. Bob Conley has submitted his paperwork to the Agency and he has been certified as eligible to be a candidate.

Ms. Gates also shared and discussed with members the other vacant seats. She mentioned that the CalTrans and Navy Ex-Officio seats have been empty for over

two years. The PAC has asked staff to send letters and engage CalTrans and the Navy's interest in keeping their seats on the PAC. Members believe these Agencies can provide important information to the PAC.

Also, the Mission Valley Business/Property Owner Seat may never be filled since the majority of the properties belong to a public entity. Ms. Alexander moved to remove the Mission Valley Business/Property Owner Seat. A discussion ensued. Ms. Alexander withdrew the motion. Mr. Dugas will do some research and discuss the matter with the Mission Valley Planning Group and report back to the PAC at the next meeting. It was requested that the next meeting list the PAC vacancies as an action item. All current PAC vacancies are listed on the website.

B - First Implementation Agreement to the Owner Participation Agreement (OPA) with Constellation Property Group for the Construction of the "Stella at Five Points" Project - Ms. Gates updated the PAC on the status of the Stella at Five Points project. The project requires Council approval and was presented to the Council on November 29, 2005. The Council continued the item because of issues associated with the building's ingress/egress to the parking garage. As part of the continuance, the Developer redesigned the project to address the issues associated with the parking garage access and lost one unit due to the redesign. There have been no substantive changes to the OPA. The Agency is updating the OPA and associated attachments through the First Implementation Agreement to reflect the current design and schedule.

C - Staff response to funding worksheet questions raised – Ms. Gates gave an overview of the Memorandum *Response to Project Area Committee Questions Relating to the North Bay Bond Proceed Table*. Additional questions were asked about the funding of the Morena Vista development and the repayment to the City of San Diego. Members asked that the memorandum be placed on the website.

5. NEW/OLD BUSINESS

A-Status Report on Redevelopment Agency Reorganization Work Plan – There is nothing new to report. The option of merging with the San Diego Housing Commission has been determined to not be viable.

6. ADJOURNMENT: The meeting was adjourned at 9:00 AM

Dated March 1, 2006

Lydia Goularte-Ruiz, Assistant Project Manager

Approved by vote of the Committee on _____, 2006.

Joe Mannino
Chair

Judith Coker
Secretary